



Building Permit Petition No. 201500743

HEARING & MEETING DATES

Planning Commission Hearing
March 19, 2015

APPLICANT/PETITIONER INFORMATION

Property Owner
Aurelardit, LLC

Petitioner
Sandy Springs Diner

Representative
Ardit Nicholas Curi

PROPERTY INFORMATION

| | |
|----------------------------------------------------|----------------------------------------------------------------------------------|
| Address, Land Lot(s), and District | 8612 Roswell Road Land Lot 88, 17 th District |
| Council District | 2 (Ken Dishman) |
| Frontage | Approximately 217.389 feet of frontage along Roswell Road |
| Area | Approximately 0.619995 acres (27,006.98 square feet) |
| Existing Zoning | CUP (Community Unit Planned District) |
| Existing Use | Restaurant |
| Overlay District | Suburban District |
| 2027 Comprehensive Future Land Use Map Designation | Commercial (C), Node 14: Northeast Corner of the Roswell Road and Dunwoody Place |

INTENT

The applicant is proposing to redesign and modify the exterior of the existing building. The existing greenhouse enclosure will be removed and replaced with a fully enclosed structure. Stone accents will run along the Roswell Road façade and wrap around a portion of the left and right side elevations. The roof of the structure will be a Spanish tile metal roof. The existing open-air covered patio dining area, adjacent to the previous greenhouse enclosure and also along the Roswell Road façade, will also be enclosed. It will utilize the same building materials, including the stone and Spanish tile metal roof. The customer entrance will be accented with a stone-clad architectural accent slightly higher than the existing roof top. It will be accented with a pitched Spanish tile metal rooftop. Awnings with flat panels will be installed on all of the windows on the building. The building will also be painted as part of the façade improvements.

ANALYSIS

The Board is asked to comment on the appropriateness of the building permit to the intent of the ordinance relative to appearance and function. If the proposed building permit seems appropriate with some modification, the Board should make a recommendation on changes that might bring the relief proposed into harmony with the intent of the ordinance and with the surrounding development if deemed appropriate.

The requested building permit review involves a number of Suburban District Overlay requirements. Relative to the building, staff requests the Board address each item under the following sections of the Zoning Ordinance:

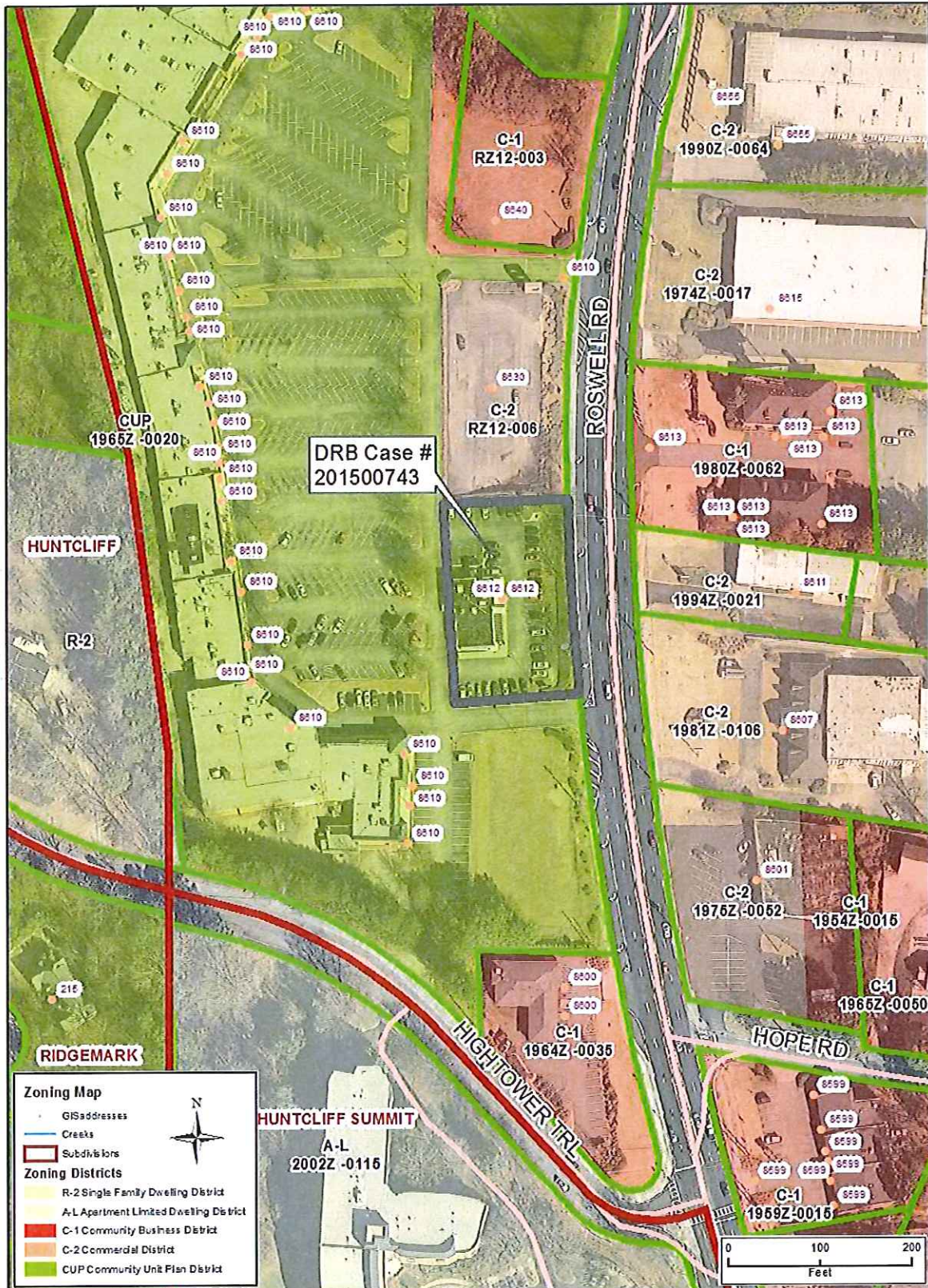
- 12B.4 Streetscape Standards – *the construction cost for the past seven years does not exceed the 40% of the properties most recent tax appraisal. Therefore, new streetscape would not be required to be installed.*
- 12B.5 Site Development Standards – *this item has been met.*
- 12B.9.A. Street Furniture and Amenity Zone – *this item has been met.*
- 12B.9.B. Building Design Guidelines – *this item has been met.*
- 12B.9.C. Color – *this item has been met.*
- 12B.9.D. Building Materials – *this item has been met.*
- 12B.9.E. Architectural Features Required – *this item has been met.*
- 12B.9.F. Encouraged architectural elements – *this item has been met.*
- 12B.9. G. Building Harmony – *this item has been met.*

Please note, all signs will be handled under a separate sign permit.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

201500743 – 1) APPROVAL

8612 Roswell Road (SR9)



From: Sandy Springs Diner
8612 Roswell Rd
Sandy Springs Ga

To: City Of Sandy Springs
Design Review Board

Monday, March 2, 2015

In harmony with the city spirit to update the pavements and the new street lights we decided that will be in ours and the city favor to face lift our building located 8612 Roswell Rd. The first step in the project will be to remove the old Green House and to replace it with a nice structure accompanied with a Spanish tile metal roof. This will be a big impact on energy efficient especially in summer time with the high temperatures outside. Also we will extend this structure and the same style roof across our existing patio. We will have a better looking entrance installing a higher structure above the entrance and dressing the wall around with stone. We will install on all the windows around the building new awnings with a flat panel and will paint the building all around to look nice and fresh. All the materials used in the project are listed below. Also please find recent pictures of the building that are furnished in this narrative - color sample - roof sample - stone sample.

Stone : Autumn Pro stock Lite
Roof : BMC Atlanta Spanish tile
Panel awnings : Burgundy Color
Building Color: Honey Amber

Thank you

Ardit Nicholas Curi

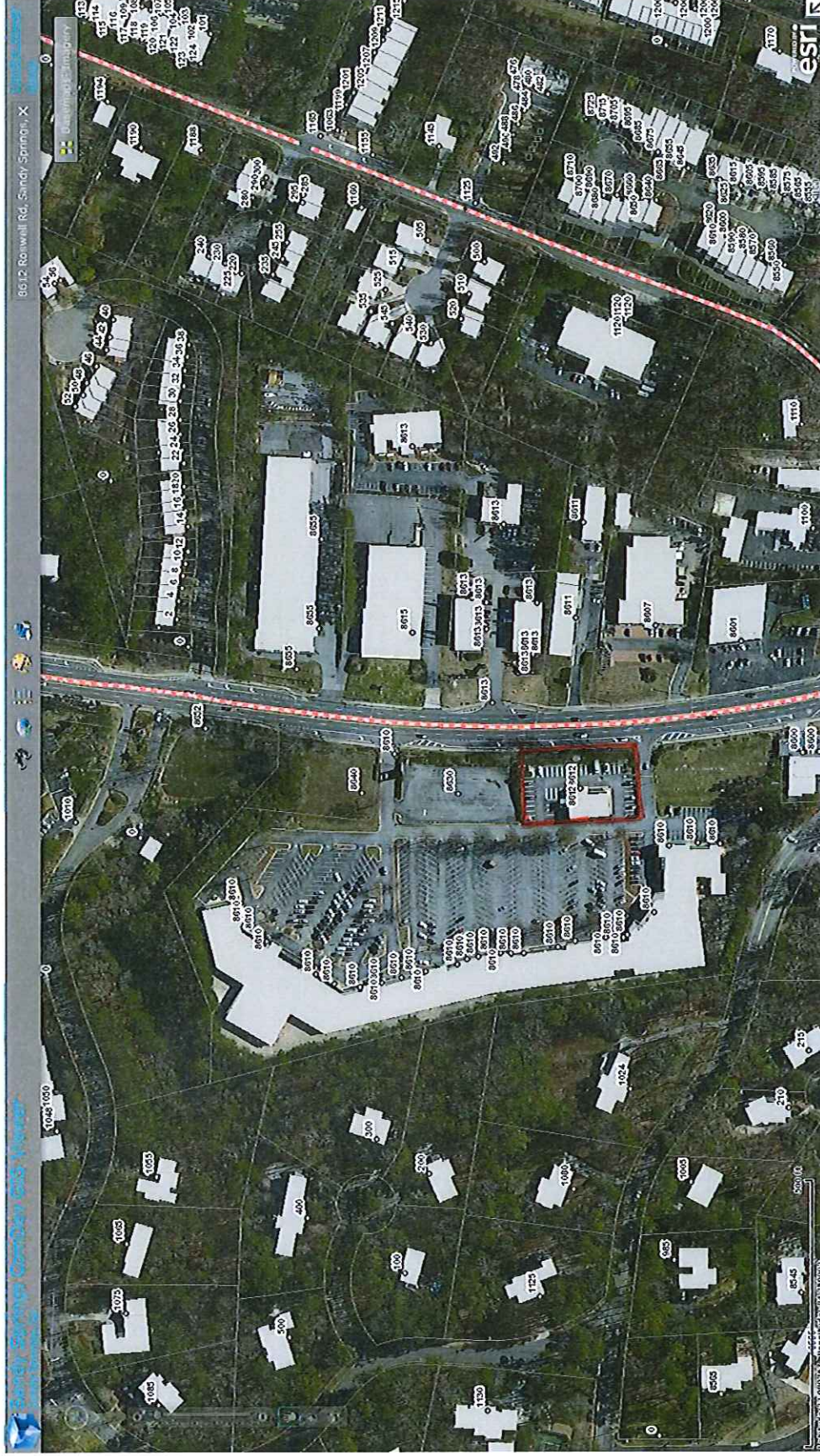
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Community Development

201500743

Sandy Springs ComDev GIS Viewer



<http://ch-gis10-web.sandysprings.pri/flexviewers/ComDevViewer/>

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City of Sandy Springs
Community Development
201500743

DINER
Sandy Springs
Breakfast Lunch Dinner

Earl C. Mitchell
ARCHITECT
4730 LANFAIR DR.
SUWANEE, GA 30024
770 481 2297
1/15/2015

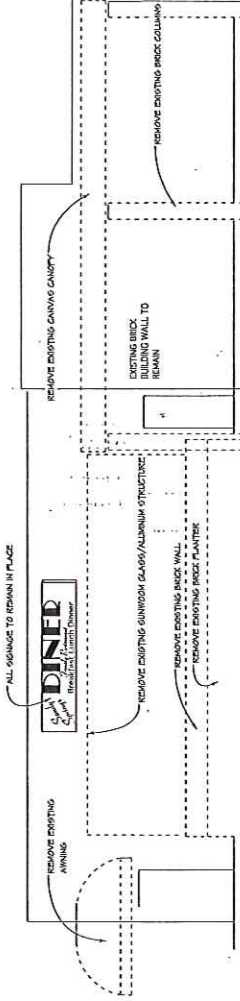
Addition
Exterior
Remodel

Sandy Springs
DINER
located
1155 BUCKLEBOSS
SANDY SPRINGS, GEORGIA
30350
FULTON COUNTY,
GEORGIA

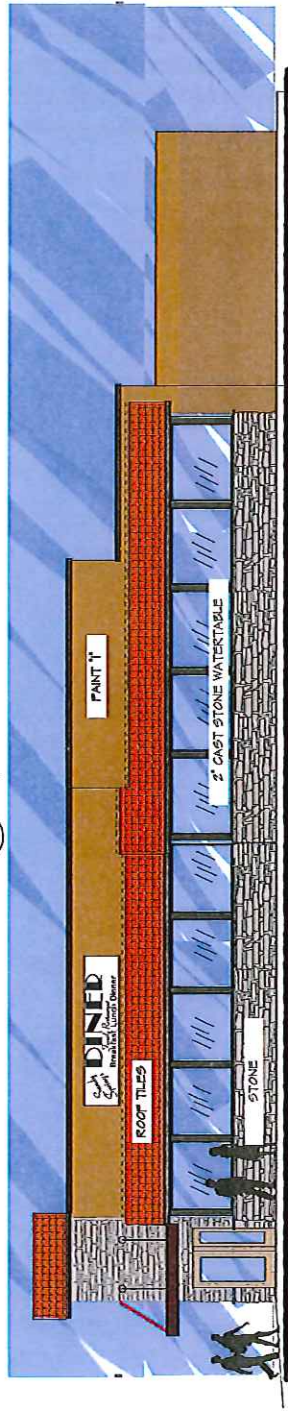
PRESENTATION
ELEVATIONS

A0.1

ARCHITECT HAS NOT BEEN OTHER
CONSTRUCTION ADMINISTRATION SERVICES



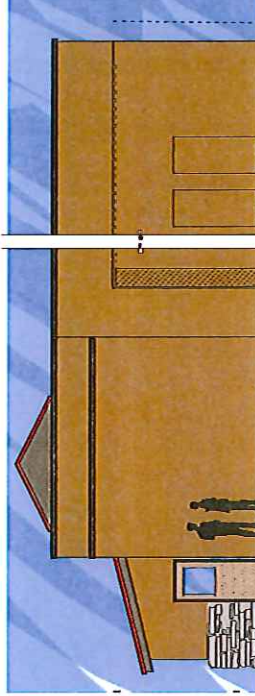
1 EXISTING ELEVATION
A0.1 SCALE: 1/4" = 1'-0"



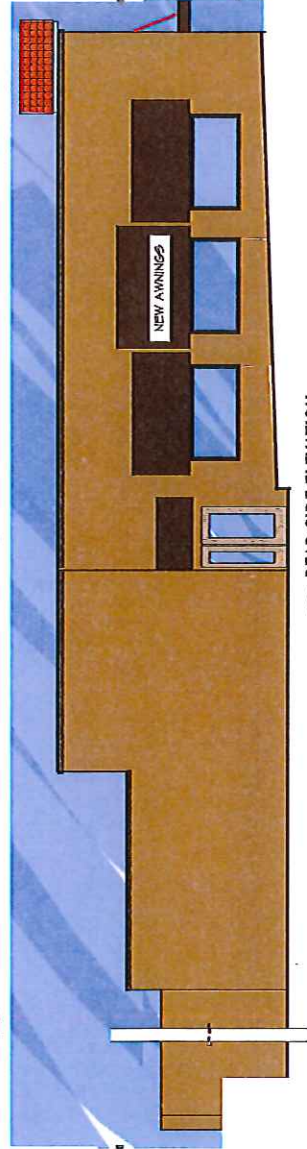
2 ROSWELL RD. ELEVATION
A0.1 SCALE: 1/4" = 1'-0"



2 LEFT SIDE ELEVATION
A0.1 SCALE: 1/4" = 1'-0"



3 RIGHT SIDE ELEVATION
A0.1 SCALE: 1/4" = 1'-0"



4 REAR SIDE ELEVATION
A0.1 SCALE: 1/4" = 1'-0"

CONTRACTOR NOTE:
OBTAIN COLOR SAMPLES TO MATCH PRIOR TO WORK.
OBTAIN SAMPLES OF SPECIFIED PRODUCTS AND MATERIALS WITH OWNER PRIOR TO WORK.
OWNER SHALL VERIFY ALL COLORS, PRODUCTS AND MATERIALS PRIOR TO ORDERING.



STONE:
AUTUMN PRO STOCK LITE
COMPANY
SOUTHEASTERN REGION-
GEORGIA
1341 DISCOVERY
INDUSTRIAL COURT
MABLETON, GA 30126
404 631 4171
404 631 4451

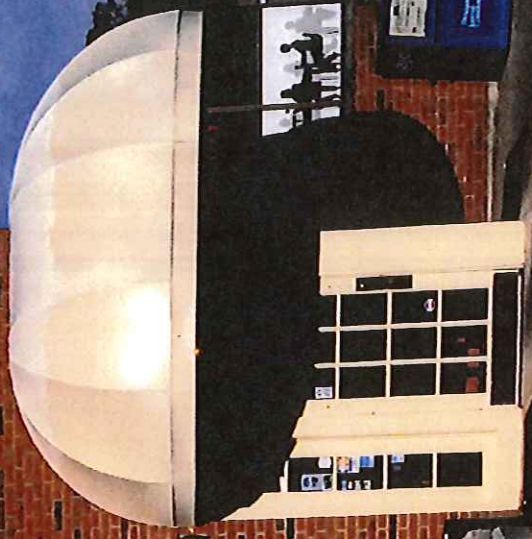
BMC ATLANTA
325 East Industrial Blvd.
Atlanta, Georgia 30316
Phone: 770-464-1414
Fax: 770-464-1414
Toll-Free: 800-927-9112
Email: info@bmcatlanta.com
Web: www.bmcatlanta.com

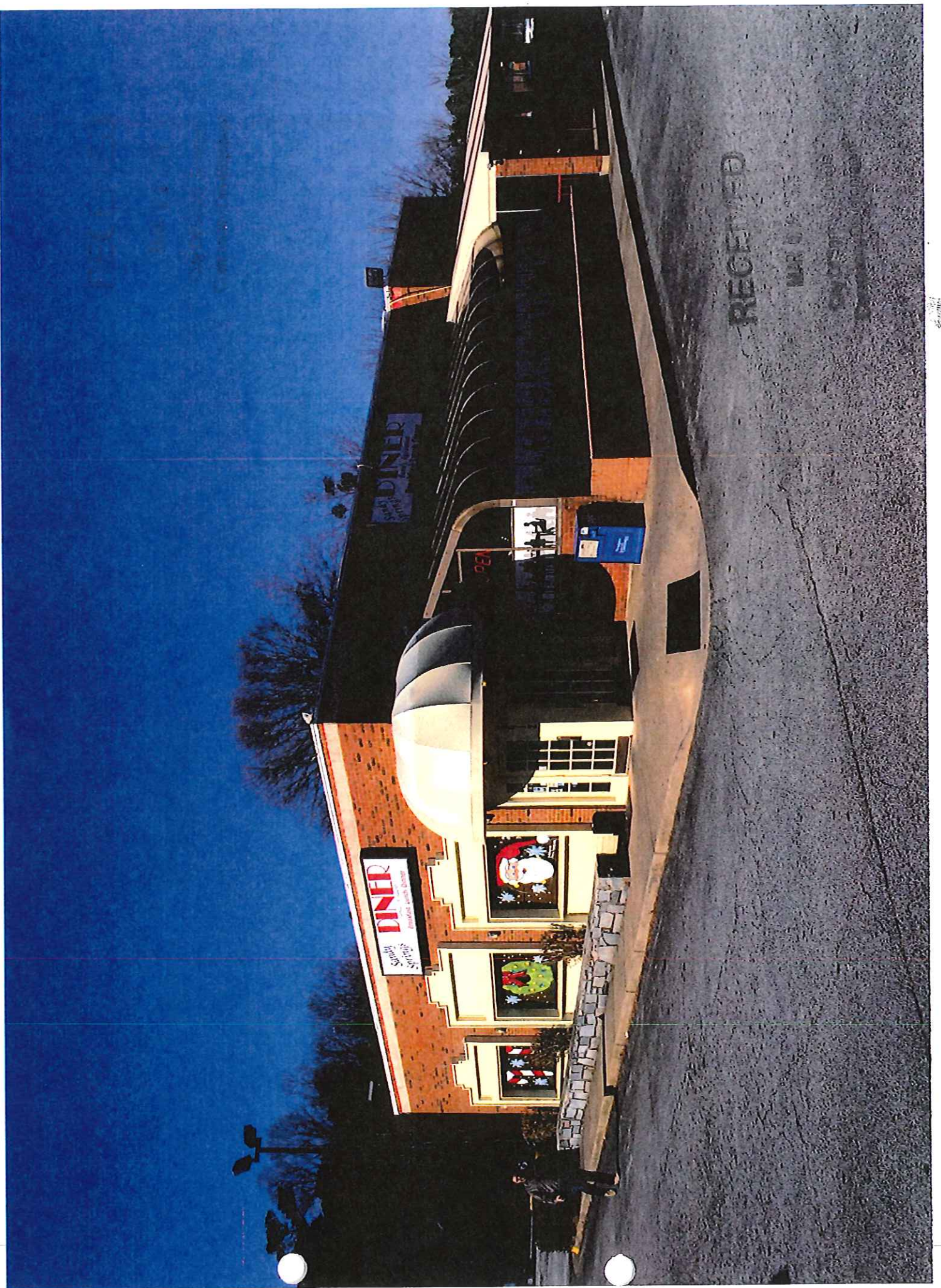
BERRIDGE SPANISH TILE

PAINT 1
BERRIDGE 19-205 HUNTER ARCADE
BRICK COLORS

BERRIDGE MANUFACTURING CO
BUSINESS
AWNING:

Sandy Springs
DINER
Family Restaurant
Breakfast Lunch Dinner





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Springs
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Family Restaurant
Breakfast Lunch Dinner

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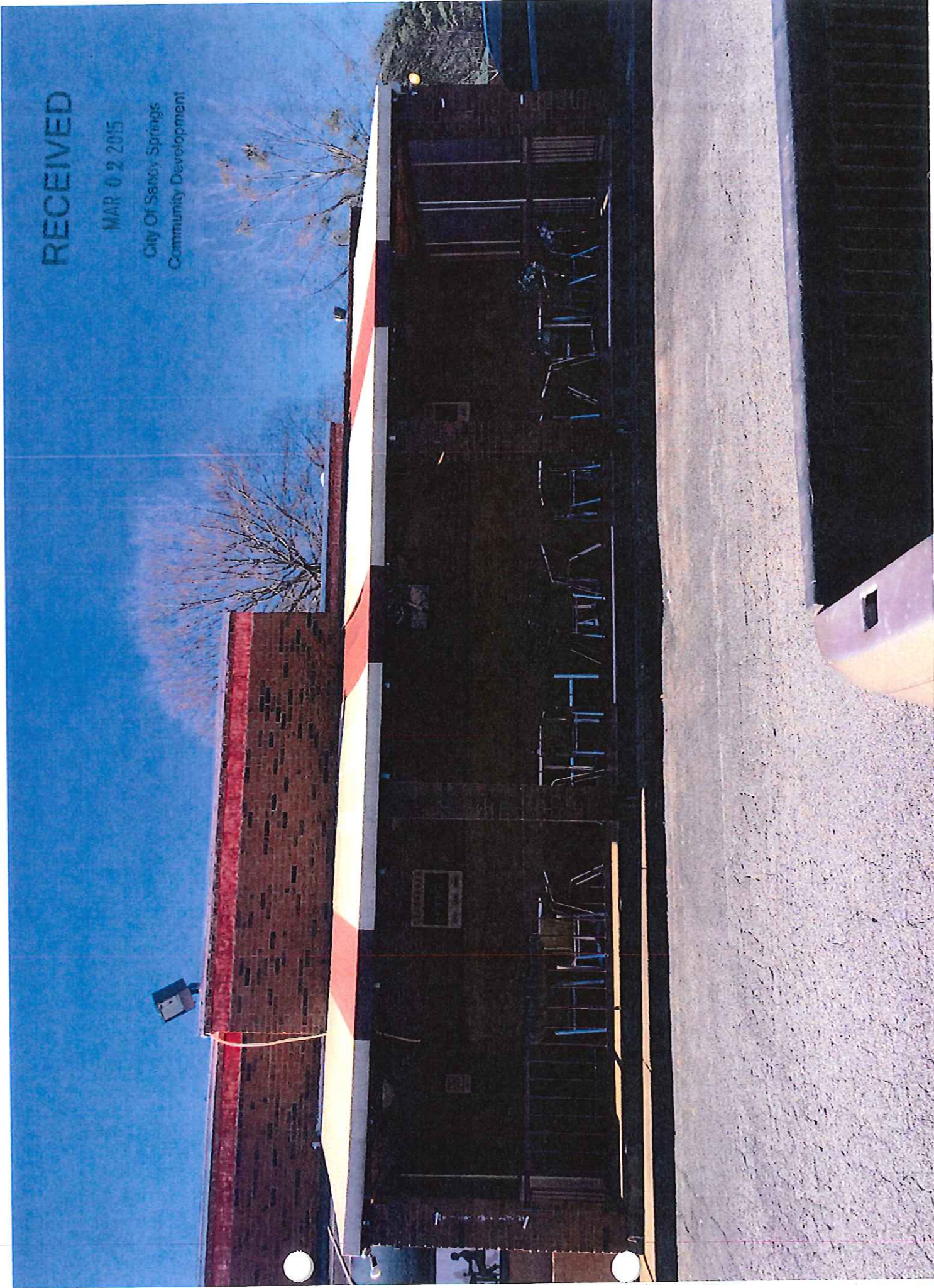
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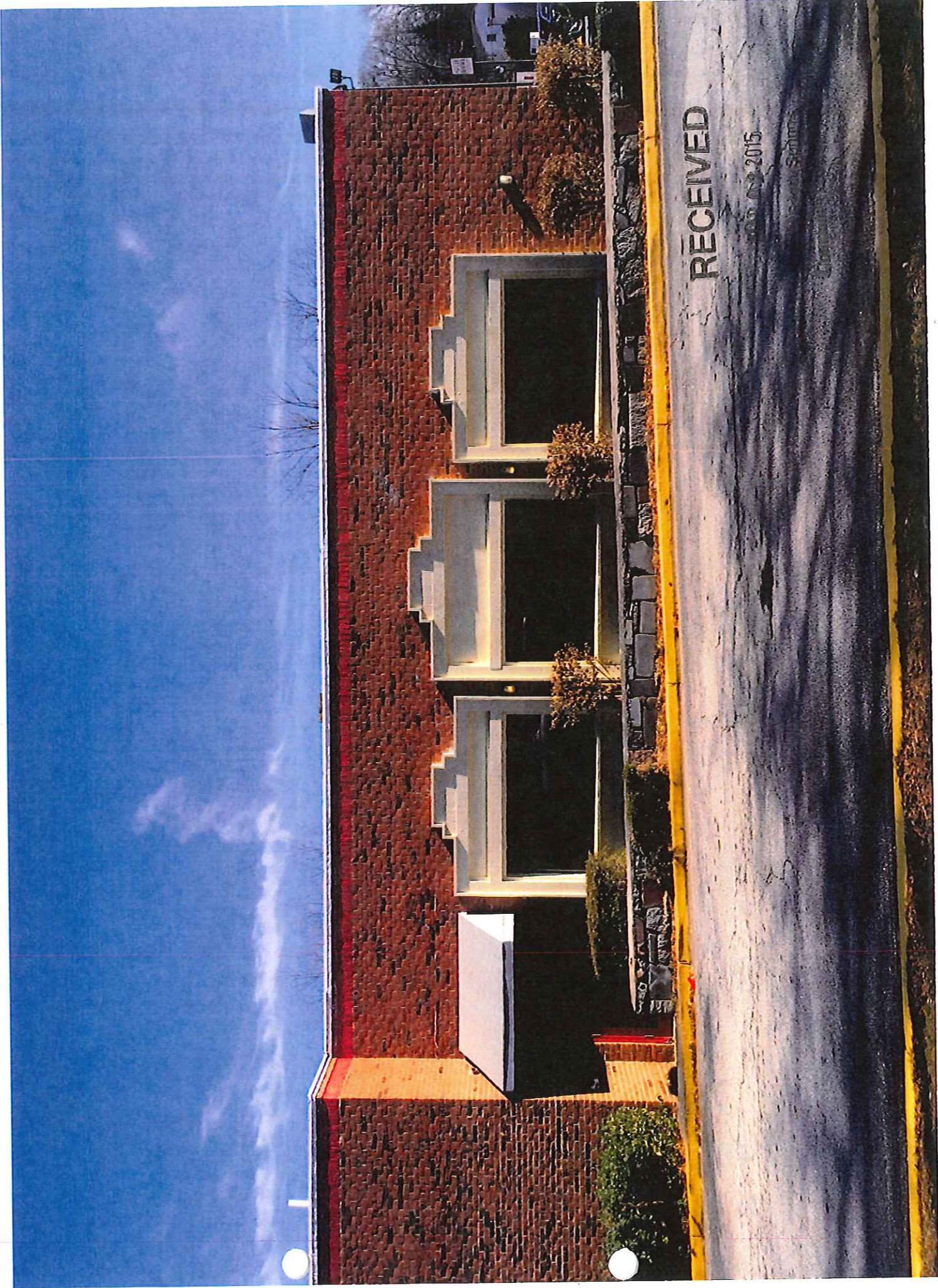
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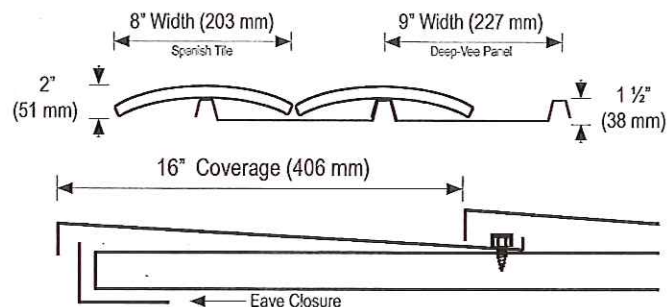
SEP 09 2015

SEALING

Berridge Spanish Tile

Prefinished metal Spanish Tile System used with Deep-Vee Panel. Eliminates the need for solid sheathing and furring strips.

- Available in 24 steel
- Stronger than clay tile
- May be installed over open framework
- May be installed over old shingles or roofing
- Hidden fasteners
- UL 580/UL 1897 tested
- UL 790 fire resistance listed
- UL 2218 impact resistance
- Florida Product Approval



SECTION PROPERTIES BASED ON 24 GAUGE 40 K.S.I.

| SPANISH TILE SYSTEM | I_x (in ⁴ /ft) | M_A (ft-lbs/ft) | V_A (lbs/ft) |
|---------------------|-----------------------------|-------------------|----------------|
| Positive Bending | 0.1097 | 217.7 | 1100 |
| Negative Bending | 0.0703 | 142.9 | 1100 |

RECOMMENDED LOAD IN LBS/FT² PANEL WT = 2.7 p.s.f

| SPAN (FT) | NET VERTICAL DEAD + LIVE LOAD | | | NET VERTICAL WIND UPLIFT | | |
|-----------|-------------------------------|--------|--------|--------------------------|--------|--------|
| | 1-SPAN | 2-SPAN | 3-SPAN | 1-SPAN | 2-SPAN | 3-SPAN |
| 2'-6\" | 70 | 70 | 70 | 90 | 90 | 90 |
| 4'-0\" | 65 | 65 | 70 | 70 | 90 | 90 |
| 4'-6\" | | 50 | 60 | | 90 | 60 |
| 5' | | 40 | 50 | | 70 | 70 |

1. All loads meet L/240 Deflection Criteria.
 2. Wind Load Allowable Stresses increased by 33%.
 3. Values based on 1996 edition of AISI and good engineering practice.
- For specific job application recommendations, please contact Berridge Technical Department 1-800-231-8127.

SPECIFICATIONS

(Complete specifications available at www.berridge.com)

PRODUCT:

Furnish and install Berridge Spanish Tile System as manufactured by Berridge Manufacturing Co., Houston, Texas.

MANUFACTURE:

Deep-Vee panels shall be roll-formed in continuous (Maximum 40') lengths. Coverage to be 9\" on center. Interlocking metal tiles shall be attached to the top of the crown on the Deep-Vee Panel with a number 8 TEK screw. Eave closures shall be used at the eave with each row of Spanish Tile.

MATERIALS, FINISH INFORMATION & CONSTRUCTION DETAILS:

Reference website: www.berridge.com

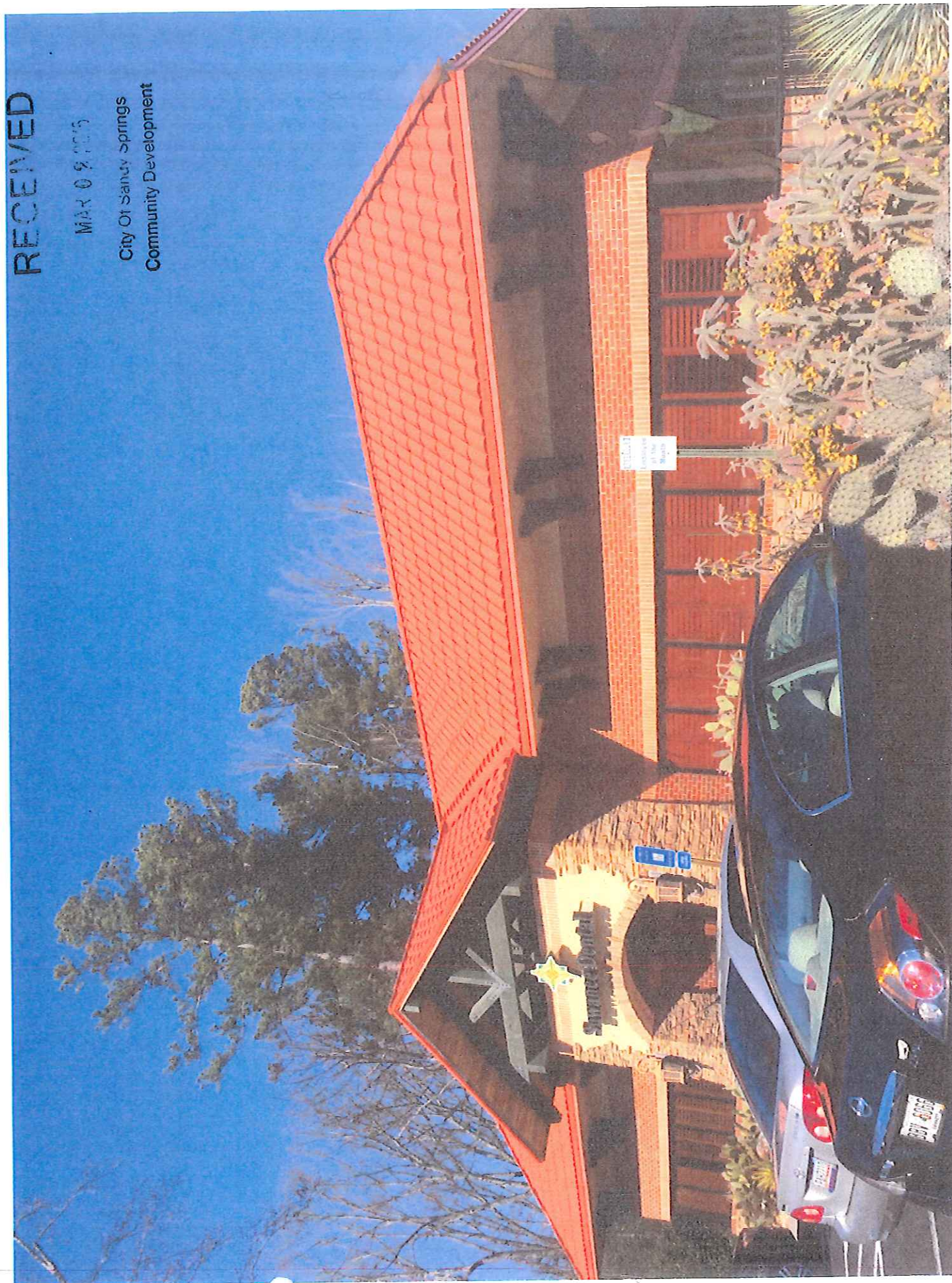


Berridge Manufacturing Company
6515 Fratt Road
San Antonio, Texas 78218
(800) 669-0009 • www.berridge.com

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MAR 02 2015

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